

**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/13/2026

Prepared by: Mechelle Arbuzow

Title of Item:

WAL-MART EXTERIOR REBRAND - MAJOR COMMERCIAL PLANNED UNIT DEVELOPMENT AMENDMENT (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2551-2026: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Summary Explanation/Background Information on Agenda Request:

The Wal-Mart Commercial Planned Unit Development (CPUD) is designated with CPUD zoning and a Commercial Future Land Use classification, encompassing approximately 33.7 acres.

The sign amendment adopted on March 28th, 2011 in Resolution Number 28-2011 totals 536 square feet. The Administrative Variance Number Z18010002 recorded on April 5th, 2018 totals the remaining 71.58 square feet to equal 607.58 square feet.

The applicant is seeking approval from the Stuart City Commission for the following site and signage modifications:

- Removal of 607.58 sq. ft. of existing wall-mounted signage (eighteen individual signs) and installation of 608.90 sq. ft. of new wall-mounted signage (twenty-eight individual signs)
- Face changes to the four (4) existing monument signs
- Construction of a new canopy on the previously approved expansion
- Repainting the building's exterior

The original request proposed adding a new pick-up banner sign on an existing light pole; since the meeting with the LPA Board, Wal-Mart has decided not to move forward with the pick-up banner request.

Funding Source:

N/A

Recommended Action:

Staff find that the proposed updates to the existing signs are consistent with the Land Development Code; however, staff do not support increasing the square footage of the previously approved signage.

Staff do find the proposed monument signs face change as well as the new canopy on the previously approved addition to be consistent with the City's Land Development Regulations and Comprehensive Plan.

The request for the new Pickup banner on the existing light pole in the parking lot is not a permitted sign in the City's Land Development Code and was not recommended by the LPA Board. The applicant has

since pulled that request from the list and is based off of Commission approval; staff did not recommend approval of the additional sign.

The request to repaint the Wal-Mart building in a predominantly gray color does not comply with Section 6.05.07.C. of the City's Land Development Code, which requires all building and structure wall colors to be limited to muted pastel or earth-tone shades; staff is not recommending approval.

The item was presented to the Local Planning Agency (LPA) on March 12, 2026. The Board recommended approval of the following:

- Approval of the proposed canopy
- Approval of the Monument signs changes
- Approval of the wall signs with the condition that the signs have to stay within the 607.58 square-feet of signage space.

The LPA did not recommend the pick-up banner proposed in the parking lot as well as the proposed color scheme. The LPA Board recommended that the color scheme be a lighter shade that meets the Stuart Code Requirements. For example, different shades for the trim and shutter awnings to show the architectural features of the building.

ATTACHMENTS:

1. Ordinance 2551-2026 Major Amendment CPUD - Wal-Mart Exterior Rebrand
2. Staff Report
3. Major PUD Amendment Application
4. Plans



**BEFORE THE CITY COMMISSION
CITY OF STUART, FLORIDA**

ORDINANCE NUMBER 2551-2026

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, APPROVING A MAJOR AMENDMENT TO THE WAL-MART COMMERCIAL PLANNED UNIT DEVELOPMENT, PROVIDING FOR AN AMENDMENT TO THE ADOPTED RESOLUTION NUMBER 28-2011 TO AUTHORIZE MODIFICATIONS TO THE APPROVED UNIFIED SIGNAGE PLAN, INSTALL A NEW CANOPY AND PAINT THE EXTERIOR OF THE BUILDING LOCATED AT 4001 SE FEDERAL HIGHWAY; PROVIDING FOR CONDITIONS OF APPROVAL; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, Florida Statutes § 163.3202 requires the City of Stuart to adopt, amend, and enforce land development regulations that are consistent with and serve to implement the City's Comprehensive Plan; and

WHEREAS, pursuant to the Florida Local Government Development Agreement Act, Florida Statutes § 163.3220 *et. Seq.*, the City of Stuart has the authority to hold public hearings and enter into development agreements on properties located within the City of Stuart; and

WHEREAS, the City of Stuart Land Development Code Section 11.01.10 requires a Major Amendment to a Planned Unit Development for a change in the site plan or approval regarding any

area set aside and designated for future development; and

WHEREAS, on March 31, 2003, the City Commission adopted Ordinance No. 1915-03, to amend Ordinance Number 1533-97 to approve an amendment to the 55.380 acre Commercial Planned Unit Development (CPUD) relating to 33.903 acres providing for the CPUD development documents and development conditions, and

WHEREAS, on March 28, 2011, the City Commission adopted Resolution No. 28-2011, to approve a minor amendment to the Wal-Mart CPUD ordinance number 1915-03, development condition #4 to allow for a modification to the previously adopted signage plan, and

WHEREAS, the Local Planning Agency (“LPA”) held a properly noticed hearing on March 12, 2026, to consider the Applicant’s request and unanimously voted to recommend approval subject to certain conditions; and

WHEREAS, the City Commission held two properly noticed public hearings with the First Reading of the ordinance on April 13, 2026, and the Second Reading of the ordinance on April 27, 2026.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA that:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as if fully set forth herein.

SECTION 2: The legal description of the subject property, reflecting the 31.44-acre parcel, is set forth on **Exhibit “A”** attached hereto and made a part hereof by reference. A map depicting the subject property is attached hereto as **Exhibit “B”** and made part of reference.

SECTION 3: In consideration of the LPA’s recommendation, all written and oral comments at the public hearing, the analysis by the City’s Development Department and the evidence and testimony presented by the parties at the public hearing, the City Commission has determined that the Applicant/Property Owner showed substantial competent evidence that the application is

consistent with the City's Comprehensive Plan and Land Development Code of the City along with being compliant with the procedural requirements of the law. The City Commission hereby approves the Major Amendment to the "Wal-Mart Commercial Planned Unit Development (CPUD)," subject to certain Conditions of Approval. The Conditions of Approval for the subject development are attached hereto attached as **Exhibit "C"** and made part hereof by reference.

SECTION 4: All ordinances or parts of ordinances and resolutions in conflict with this ordinance or any part thereof are hereby repealed to the extent of such conflict. If any provision of this ordinance conflicts with any prior contractual provision between the City and the developer of the site, this ordinance shall prevail.

SECTION 5: Following the adoption of this ordinance and any action for failure to complete development or otherwise comply with the Development Documents, the City Development Director may obtain a hearing before the City Commission, and shall thereupon give at least five (5) days written notice of the time, date and location of the hearing, along with specific notice of the alleged breach. At the hearing before the City Commission the Applicant, Property Owner or successor in interest may appear and may contest the allegation of breach or explain the reason or reasons for the breach. Upon a finding of a material breach of the Development Documents and therefore, the Ordinance(s) and Resolutions adopting the same, the City Commission may impose or do any or all the following:

- a. Initiate the process to amend or repeal this or any other ordinance or resolution pertaining to the development.
- b. Direct the City Development Director to initiate the process to rezone the CPUD property or any portion of the CPUD property.
- c. Impose an administrative penalty of up to \$1,000.00 for each violation, and up to \$5,000.00 for each repeat violation that occurs, along with all reasonable costs, including attorney's fees incurred by the City.

Any breach of any provision or condition of this CPUD ordinance by the Applicant, Property Owner or successor in interest shall be considered a zoning violation subject to any remedies provided herein, or as otherwise provided by law. In the event a violation continues from day to day, each day the violation is found to continue shall be deemed a separate violation.

SECTION 6: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid; the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared severable.

SECTION 7: This ordinance shall become effective immediately upon adoption by the City Commission.

SECTION 8: If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications which can be given effect without the invalid provision or application, and to this end, the provisions of this ordinance are declared severable.

SECTION 9: The following documents (hereinafter “Approved Development Documents” are attached hereto attached as **Exhibit “D”**) on file as public records of the City of Stuart, at the City Clerk’s office in City Hall, shall be deemed as part of the conditions applicable to the subject development:

1. Exterior Elevations, Sheet A2, dated September 5, 2025, prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.
2. Exterior Signage, Sheet A2.1 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.
3. Online Pickup Elevations with Canopy, Sheet OPA1.2 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.

SECTION 10: The complete execution and recording of this Ordinance by the City Clerk shall occur no later than 60 days from the date of this approval, failing which this Ordinance shall be void.

SECTION 11: Upon complete executing of this ordinance, the City Clerk is directed to record this ordinance in the Public Records of Martin County, Florida.

First read on the ____ day of _____, 2026.

Commissioner ____ offered the foregoing Ordinance and moved its adoption.

The motion was seconded by Commissioner _____ and upon being put to a roll call vote, the vote was as follows:

CHRISTOPHER COLLINS, MAYOR
SEAN REED, VICE MAYOR
EULA CLARKE, COMMISSIONER
LAURA GIOBBI, COMMISSIONER
CAMPBELL RICH, COMMISSIONER

	YES	NO	ABSENT	ABSTAIN

ADOPTED on second and final reading this day of _____, 2026.

ATTEST:

MARY R. KINDEL
CITY CLERK

CHRISTOPHER COLLINS
MAYOR

APPROVED AS TO FORM
AND CORRECTNESS:

LEE J. BAGGETT, ESQ.
CITY ATTORNEY

EXHIBIT "A" Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING A PORTION OF LOTS 153 THROUGH 159, AND ALSO A PORTION OF LOTS 197, 203 AND 204 AND ALSO ALL OF LOTS 198 THROUGH 202, OFFICIAL MAP SEWALL'S POINT LAND CO., PLAT BOOK 3, PAGE 7, LYING WITHIN LOT 3 OF THE MILES OR HANSON GRANT, PALM BEACH COUNTY, FLORIDA (SAID LAND NOW LYING AND BEING A PART OF MARTIN COUNTY, FLORIDA), BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING FOR REFERENCE AT THE NORTHWEST CORNER OF "THE EXPOSITION" AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA;

THENCE BEARING NORTH 29°28'59" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 1 (A 200" WIDE RIGHT OF WAY) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 89010-2114, A DISTANCE OF 80.41 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF S.E. MARKET PLACE (AN 80' WIDE PUBLIC RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 402, PAGE 763 THROUGH 768, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND THE POINT AND PLACE OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING NORTH 29°28'59" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 807.60 FEET TO A POINT;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY LINE, BEARING NORTH 60°29'03" EAST, A DISTANCE OF 215.25 FEET TO A POINT;

THENCE, BEARING NORTH 66°19'23" EAST, A DISTANCE OF 314.21 FEET TO A POINT;

THENCE, BEARING NORTH 37°07'18" EAST, A DISTANCE OF 44.26 FEET TO A POINT;

THENCE, BEARING NORTH 66°17'23" EAST, A DISTANCE OF 1016.35 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF S.E. COMMERCE (AN 80' WIDE RIGHT OF WAY), AS RECORDED IN OFFICIAL RECORDS BOOK 631, PAGE 1627, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 7460.00 FEET, A CHORD DISTANCE OF 607.69 FEET BEARING SOUTH 50°33'38" EAST; THENCE SOUTHEASTERLY A DISTANCE OF 607.86 FEET ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°40'07", TO A POINT;

THENCE, BEARING SOUTH 48°13'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 336.07 FEET TO THE POINT OF INTERSECTION WITH

Ordinance No. 2551-2026 Wal-Mart (CPUD) - Major Amendment

THE NORTHERLY RIGHT OF WAY LINE OF THE AFORESAID S.E. MARKET PLACE;

THENCE, BEARING SOUTH 66°19'21" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1916.05 FEET TO THE POINT OF BEGINNING.

Parcel Control Number: 03-38-41-020-001-00010-0

Property Address: 4001 SE FEDERAL HIGHWAY, STUART FL

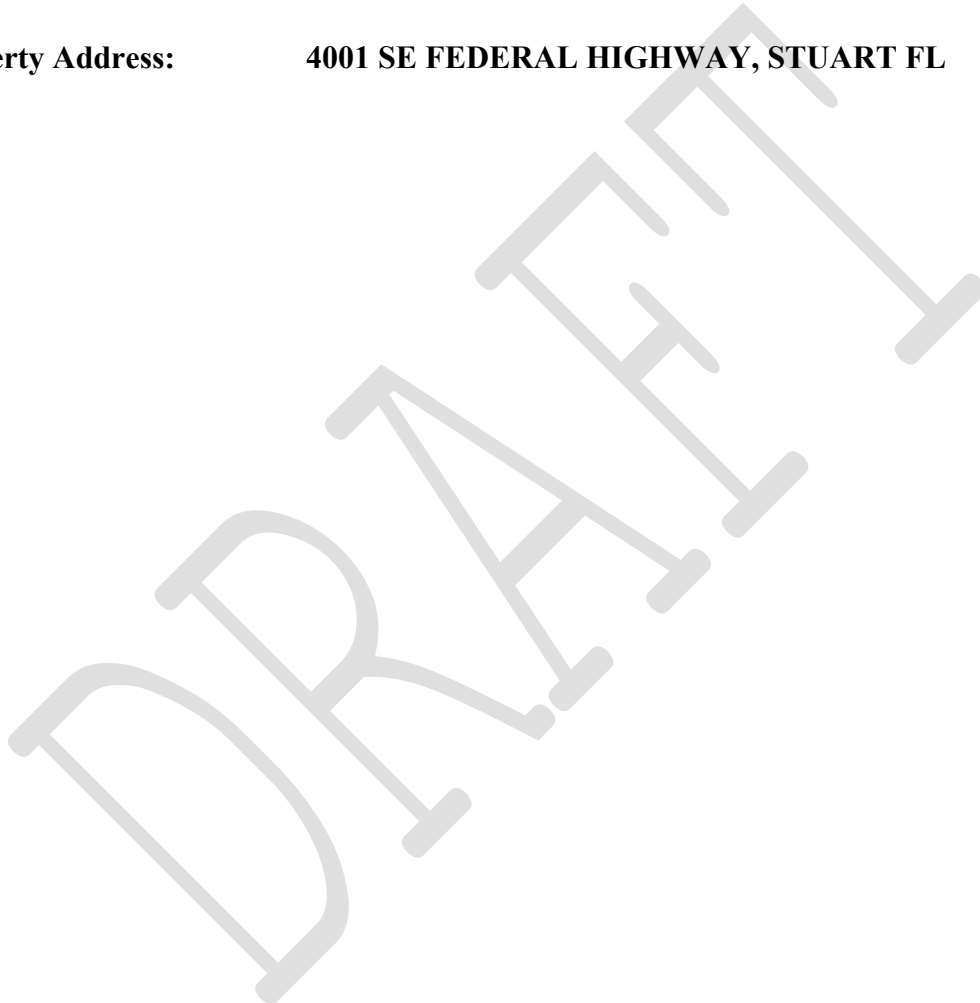


EXHIBIT "B"

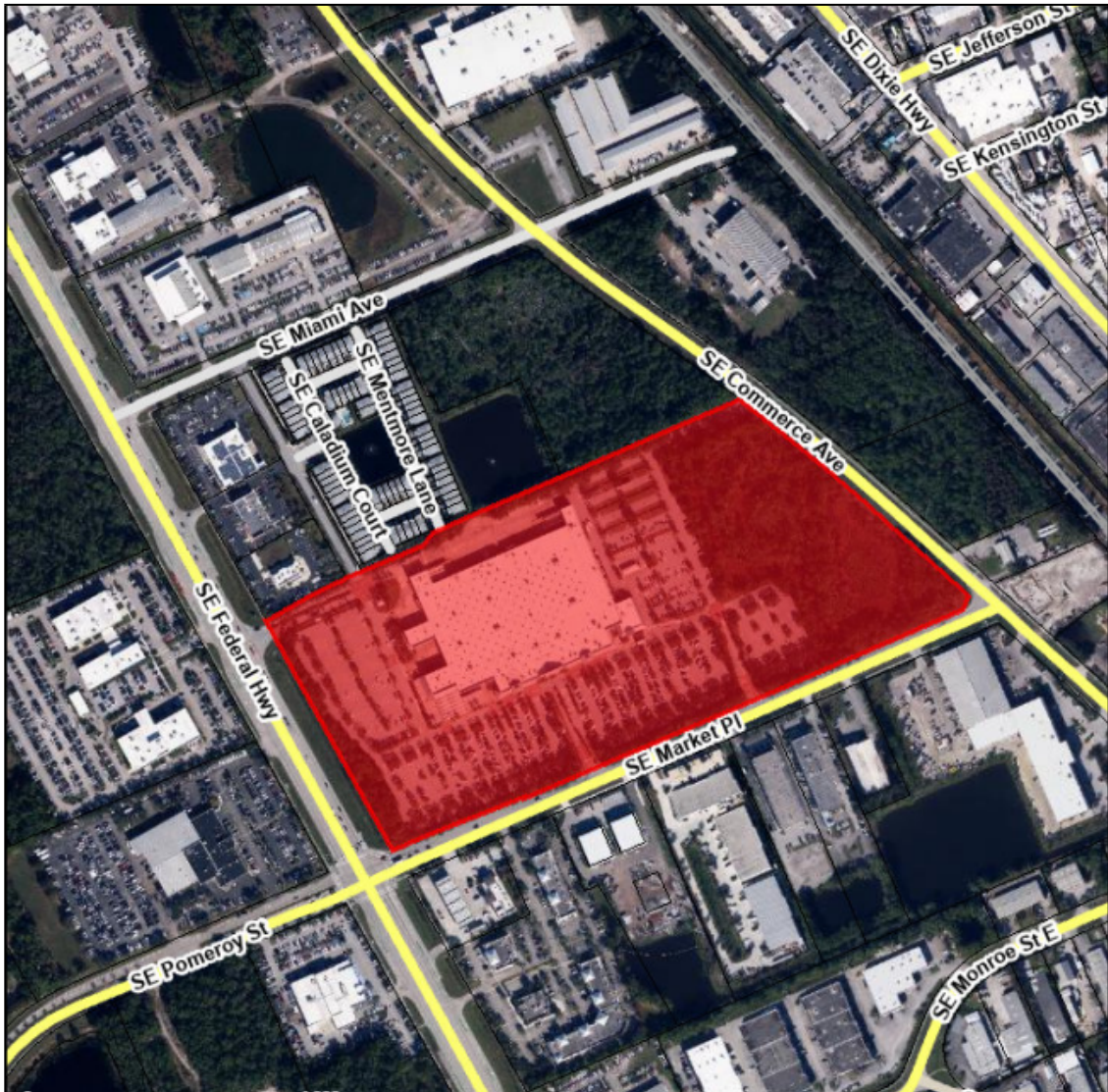


EXHIBIT “C” – DEVELOPMENT CONDITIONS

1. Any modifications to the Master CPUD Site Plan that is less than 10% of the approved building footprint, building setbacks, gross square footage, building location, parking size, location and number of parking, drainage areas, and location of landscaping may be approved by the City’s Development Director, provided however, the Development Director may refer the matter to the City Commission for approval via a public hearing.
2. The approval granted shall become null and void unless a Building and/or Site Permit is obtained within five (5) years of the Major Amendment to the CPUD approval, or an extension is granted in accordance with Section 8.05.08 of the City of Stuart Land Development Code.
3. Any changes to this approved site plan will require an application for amendment, in accordance with Section 11.01.00 of the Land Development Code.
4. Construction activity shall be limited from 7:00am to 6:00 pm Monday – Saturday.
5. All regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.
6. The Applicant, Property Owner or successor in interest shall construct the project’s infrastructure in one phase and complete all site and infrastructure prior to the certificate of occupancy.
7. In the event of any conflict in the provisions of Exhibit “D” Development Conditions and attached exhibits, Exhibit “D” shall prevail.
8. Temporary or freestanding storage units are prohibited on the property once construction is complete.

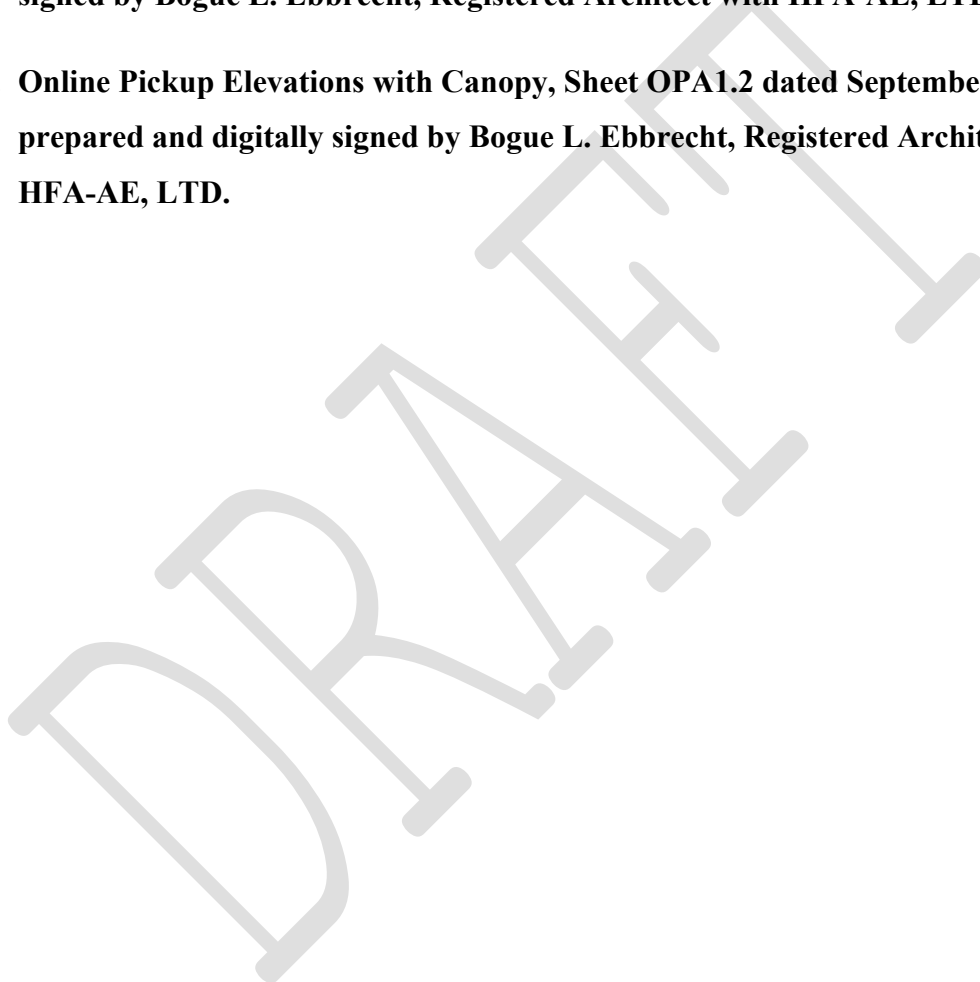
Signage

20. All signage within the CPUD must maintain consistency in quantity, placement, dimensions, height, illumination, and materials, reflecting a unified design theme throughout the Planned Unit Development. The signage package prepared by HFA-AE, LTD., digitally signed and sealed by Bogue Louis Ebbrecht, dated September 5, 2025, is hereby approved for this project. No additional signage beyond this approved package is permitted.

EXHIBIT “D” - Approved Plans and Documents

The Wal-Mart CPUD project shall comply with the following drawings:

- A. Exterior Elevations, Sheet A2, dated September 5, 2025, prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**
- B. Exterior Signage, Sheet A2.1 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**
- C. Online Pickup Elevations with Canopy, Sheet OPA1.2 dated September 5, 2025, and prepared and digitally signed by Bogue L. Ebbrecht, Registered Architect with HFA-AE, LTD.**





TO: City Commission
THROUGH: Jodi Kugler, Development Director
FROM: Mechelle Arbuzow, Development Planner I
MEETING DATE: Monday, April 13, 2026
SUBJECT: 1087 – Wal-Mart Exterior Rebrand – Major Planned Unit Development Amendment
(*Project No. MJPD-25-6*)

AGENDA REQUEST:

Wal-Mart is requesting a variance from the adopted CPUD Ordinance No. 1915-03 and the previously approved Resolution No. 28-2011, Development Condition #4, to allow modifications to the approved Unified Signage Plan. The request seeks to update and increase the square footage of the exterior Walmart store signage, install a new canopy and paint the exterior building at 4001 SE Federal Highway.

The original request proposed to add new pick up banner sign on an existing light pole; since the meeting with the LPA Board, Wal-Mart has decided not to move forward with the pick-up banner request.

GENERAL INFORMATION

Property Owner/Applicant: Wal-Mart Stores East, LP
702 SW 8 Street
Bentonville, AR 72716

Agent: Christine Brooks of HFA-AE, LTD.
1705 S Walton Boulevard, Suite 3
Bentonville, AR 72712

Location: 4001 SE Federal Highway

Parcel ID: 38-38-41-020-001-00010-0

Future Land Use: Commercial

Zoning District: Commercial Planned Unit Development

Existing Use: Retail

Surrounding Zoning: CPUD and RPUD

BACKGROUND

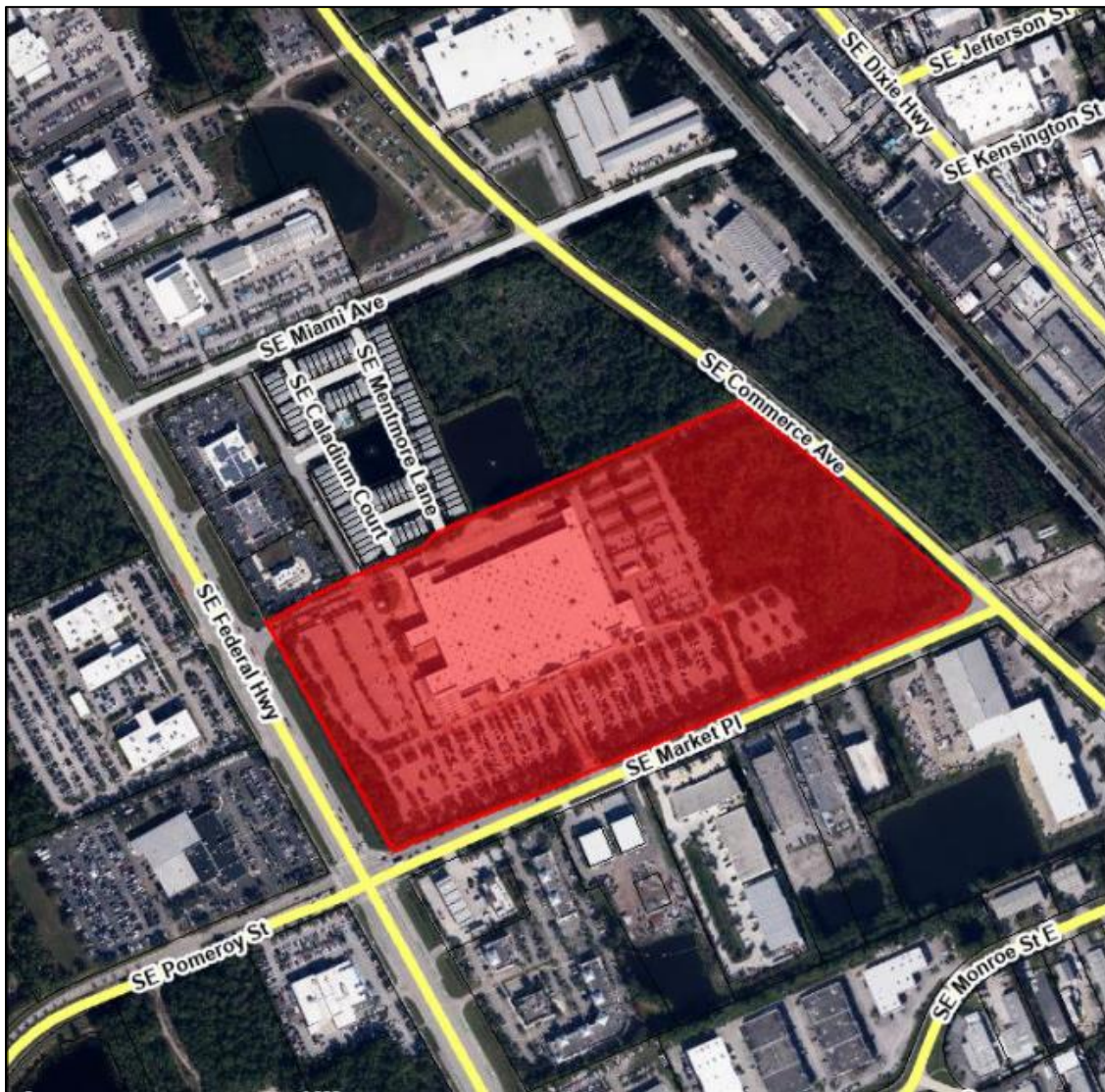
The Wal-Mart Commercial Planned Unit Development (CPUD) is designated with CPUD zoning and a Commercial Future Land Use classification, encompassing approximately 33.7 acres.

The sign amendment adopted on March 28th, 2011 in Resolution Number 28-2011 totals 536 square feet. The Administrative Variance Number Z18010002 recorded on April 5th, 2018 totals the remaining 71.58 square feet to equal 607.58 square feet.

The applicant is seeking approval from the Stuart City Commission for the following site and signage modifications:

- Removal of 607.58 sq. ft. of existing wall-mounted signage (eighteen individual signs) and installation of 608.90 sq. ft. of new wall-mounted signage (twenty-eight individual signs)
- Face changes to the four (4) existing monument signs
- Construction of a new canopy on the previously approved expansion
- Repainting the building's exterior

Location Map



Land Use/Zoning neighboring the proposed development:

Surrounding Property	Address	Zoned	Future Land Use
North	3991 SE Federal Highway 2400 SE Miami Street Unassign add. (City Owned)	CPUD RPUD CPUD	Commercial Multi-Family Residential Commercial
West	3970 SE Federal Highway 4000 SE Federal Highway	CPUD CPUD	Commercial Commercial
South	Multiple parcels 3920 SE Commerce Avenue	CPUD Industrial PUD	Commercial Industrial
East	Multiple Parcels (Martin County)	M-2-Industrial (Martin County)	Industrial (Martin County)

PROJECT ANALYSIS

Any modifications to the PUD final site plan, due to final engineering, that exceeds five percent of the approved plan documents for items, including, but not limited to, those affecting building footprint, building setbacks; density; building location; parking size, location and number; **signage**; drainage areas; and location of landscaping shall require further approval by the advisory board and city commission via a public hearing process. A written record of the modification shall be entered upon the original approval and maintained in the files of the city clerk.

Wall Mounted Signs

The proposed amendment reflected on Sheet A2.1 shows the existing 607.58sqft of wall mounted signs totaling eighteen (18) to be removed and proposing of 608.90sqft of wall mounted signs totaling twenty-eight (28) to be installed. Upon approval, the applicant will be required to comply with all applicable conditions and requirements outlined in the CPUD agreement.

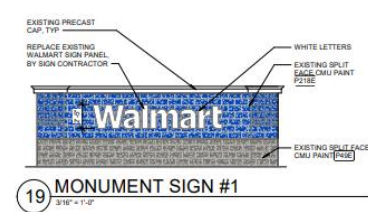
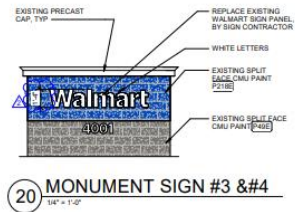
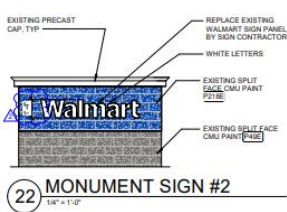
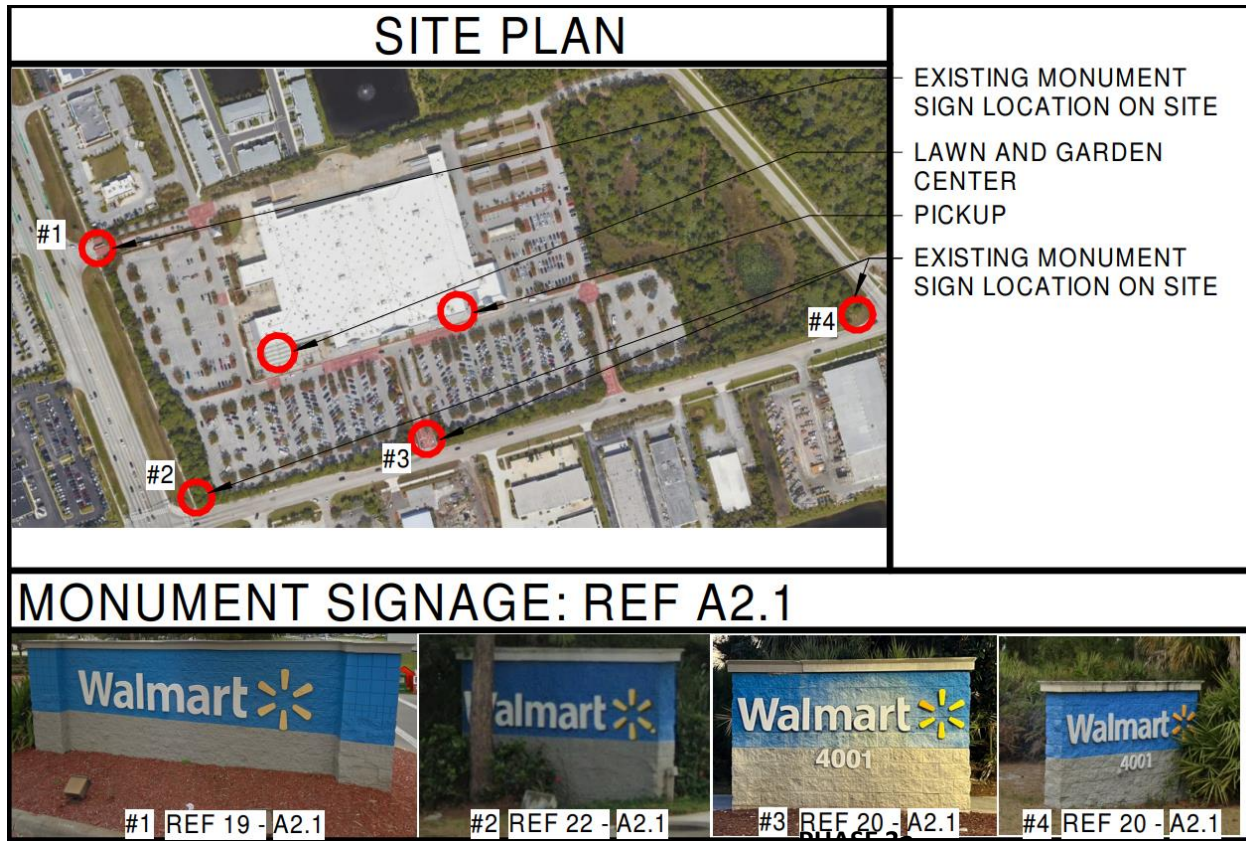
EXISTING SIGNAGE SCHEDULE								NEW SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.								NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL FONT / SHAPE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)	ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG AREA (SF)	TOTAL RECTANG AREA (SF)
SIDE SIGNAGE								SIDE							
DEMO	Walmart		WHITE	YES	1			NEW	Walmart	4'-0"	WHITE	YES	1	88.94	88.94
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38	NEW	Spark	6'-10"	YELLOW	YES	1	42.10	42.10
DEMO	Auto Center	2'-0"	WHITE	NO	1	31.47	31.47						2		131.04
SIDE SIGNAGE								FRONT							
								229.85							
FRONT SIGNAGE								FRONT							
DEMO	Walmart		WHITE	YES	1			NEW	Walmart	4'-6"	WHITE	YES	1	112.57	112.57
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38	NEW	Spark	7'-9"	YELLOW	YES	1	53.28	53.28
DEMO	Home & Pharmacy	1'-6"	WHITE	NO	1	35.13	35.13	NEW	Grocery	2'-6"	WHITE	NO	1	42.95	42.95
DEMO	Grocery	1'-6"	WHITE	NO	1	14.48	14.48	NEW	Home & Fashion	2'-6"	WHITE	NO	1	73.60	73.60
DEMO	Lawn & Garden	2'-0"	WHITE	NO	1	41.02	41.02	NEW	Pickup ->	2'-0"	WHITE	YES	1	32.86	32.86
DEMO	Pickup		WHITE	YES	1			NEW	Wine & Spirits	1'-6"	WHITE	NO	1	27.39	27.39
DEMO	Spark	2'-6"	YELLOW	YES	1	66.68	66.68	NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00
FRONT SIGNAGE								FRONT							
								66.68							
FRONT SIGNAGE								FRONT							
								335.69							
AUTO CARE								AUTO CARE							
DEMO	Tire	1'-0"	WHITE	NO	4	3.13	12.52	NEW	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16
DEMO	Lube	1'-0"	WHITE	NO	4	2.38	9.52	NEW	Oil Change	1'-0"	WHITE	NO	4	9.51	38.04
AUTO CARE								AUTO CARE							
								22.04							
TOTAL BUILDING SIGNAGE								TOTAL BUILDING SIGNAGE							
607.58								608.90							
								Grand total: 28							
								Grand total: 28							

EXISTING SIGNAGE SCHEDULE:
1. REVISED GRAPHICS OF SCHEDULE IN ITS ENTIRETY

NEW SIGNAGE SCHEDULE:
1. REVISED GRAPHICS OF SCHEDULE IN ITS ENTIRETY
2. REVISED SIDE SIGNS TOTAL SQ FT
3. REVISED FRONT SIGNS TOTAL SQ FT
4. REVISED AUTO CARE SIGNS TOTAL SQ FT
5. REVISED GRAND TOTAL SIGNS SQ FT

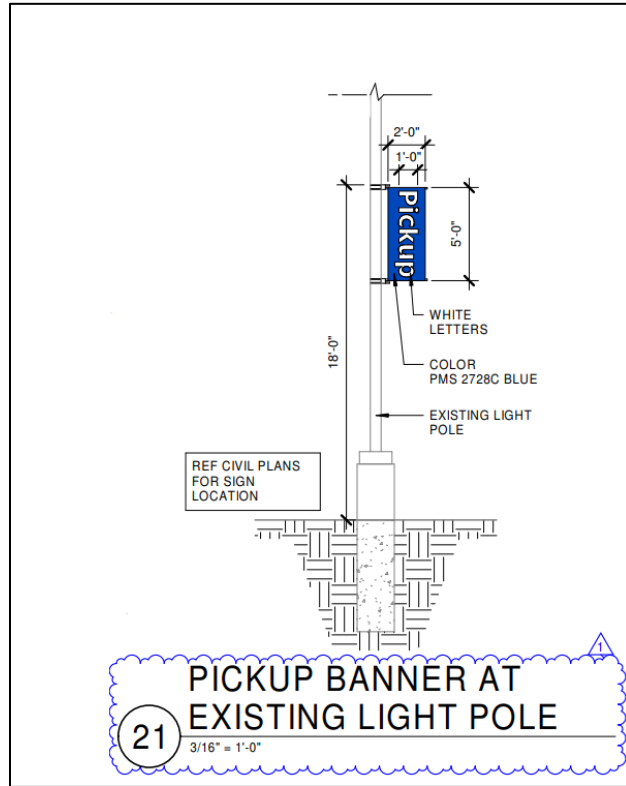
Monument Signs

The applicant proposes face changes only to the existing four (4) monument signs. Sheet A2.1 reflects the face changes and location of the monument signs.



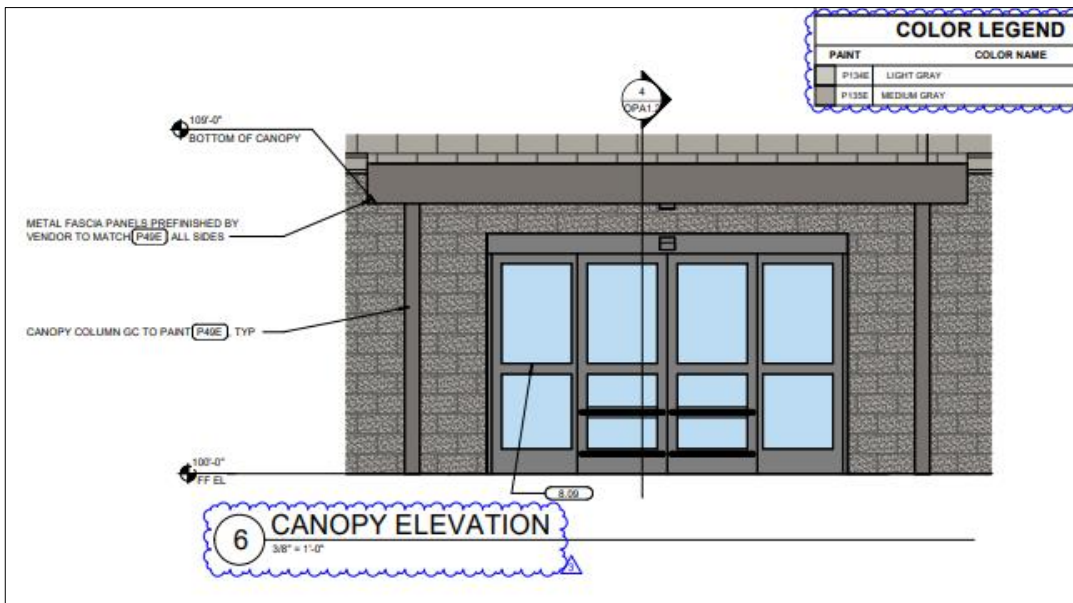
Pickup Banner

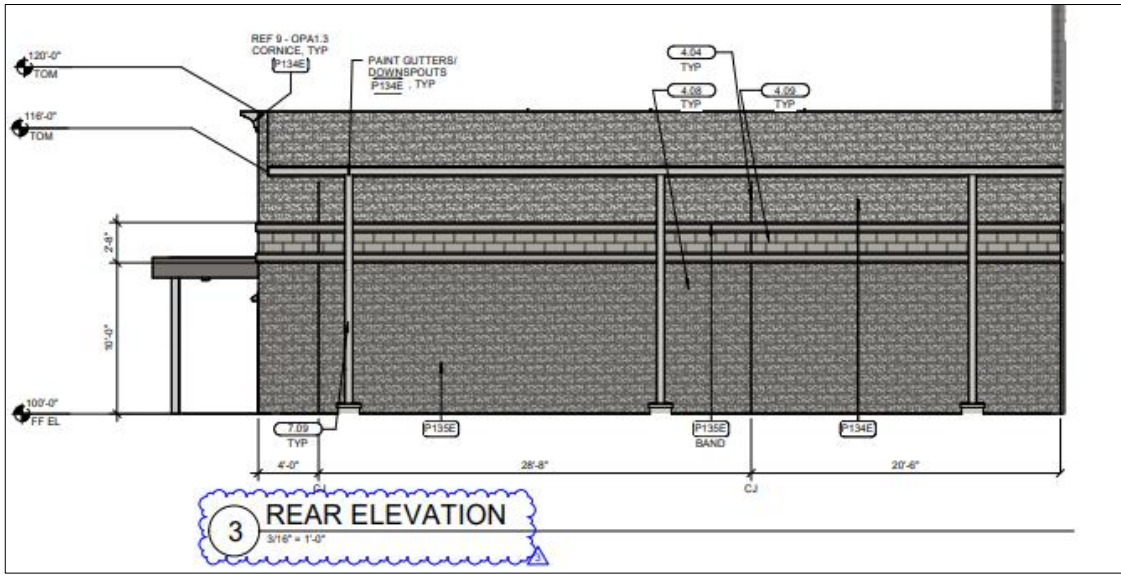
The original proposal included a new 2'X5' pickup banner to be installed on an existing light pole within the parking lot. The background is Wal-Mart blue with white lettering "Pickup". Following the feedback from the LPA Board meeting, Wal-Mart has decided to withdraw the request. The image of the banner is located below:



Canopy:

The applicant is requesting approval for the installation of a canopy on the previously approved addition and has updated the color legend to reflect the light and medium gray instead of the original dark gray.





Exterior Paint

The applicant is requesting repaint utilizing the colors below:

COLOR LEGEND		
PAINT	COLOR NAME	
P5E	SAFETY YELLOW	
P21E	SAFETY RED	
P33E	CREAM	
P36E	BLACK	
P134E	LIGHT GRAY	
P135E	MEDIUM GRAY	
P140E	WHITE	
P218E	TRUE BLUE	

In accordance with Section 6.05.07.C. of the City’s Land Development Code, regarding predominant exterior color states that all building or structure wall colors shall be restricted to muted pastel or earth-tone shades. The use of black or fluorescent colors is prohibited as a predominant exterior building color.

Building Department

Signs are permitted separately; Installation of New Canopy is a separate permit.

Fire Department

All work shall conform with the 8th edition of the Florida Fire Prevention Code. NFPA 1, 1.14.4 Review and approval by the Authority Having Jurisdiction shall not relieve the applicant of the responsibility of compliance with this Code.

PUBLIC NOTIFICATION

On February 20, 2026, the Applicant sent notification to property owners located within 300 feet of the proposed petitions. Two (2) public notification signs were installed to inform the public about the Local Planning Agency and the Commission’s Public Hearings.

STAFF RECOMMENDATION

Staff find that the proposed updates to the existing signs are consistent with the Land Development Code; however, staff do not support increasing the square footage of the previously approved signage.

Staff do find the proposed monument signs face change as well as the new canopy on the previously approved addition to be consistent with the City’s Land Development Regulations and Comprehensive Plan.

The request for the new Pickup banner on the existing light pole in the parking lot is not a permitted sign in the City’s Land Development Code and was not recommended by the LPA Board, the applicant has since pulled that request from the list and is based off of Commission approval; staff did not recommend approval of the additional sign.

The request to repaint the Wal-Mart building in a predominantly gray color does not comply with Section 6.05.07.C of the City’s Land Development Code, which requires all building and structure wall colors to be limited to muted pastel or earth-tone shades; staff is not recommending approval.

LOCAL PLANNING AGENCY RECOMMENDATION

The item was presented to the Local Planning Agency (LPA on March 12, 2026. The Board recommended approval of the following:

- Approval of the proposed canopy
- Approval of the monument signs changes
- Approval of the wall signs with the condition that the signs must stay within 607.58 square-foot of signage space.

The LPA did not recommend the proposed pick-up banner sign to be located in the parking lot as well as the proposed color scheme. The LPA Board recommended that the color scheme be a lighter shade that meets the Stuart Code Requirements. For example, different shades for the trim and shutter awnings to show the architectural features of the building.



City of Stuart
 121 SW Flagler Ave.
 Stuart, FL 34994
 development@ci.stuart.fl.us
 (772) 288-5326

Received by: _____

Reviewed by: _____

Planned Unit Development (PUD) Amendment Application

Project ID# MJPD-25-6
 (Staff Entry)

Pre-App Conference Date: 9/5/2024	Application Date: 10/8/2025
--------------------------------------	--------------------------------

SITE INFORMATION

Project Name: 1087 Walmart Signage	Parcel ID#: 383841020001000100
Site Address: 4001 SE Federal HWY., Stuart, FL	
Subdivision:	Lot(s):
Site Acreage: 33.99 acres, no change	Flood Zone/Base Flood Elevation: X
Existing Zoning District / CRA Subdistrict (if applicable): CPUD: Commercial PUD	
Proposed Zoning District / CRA Subdistrict (if applicable): No change	
Current Comprehensive Plan Future Land Use Designation: No change	
Proposed Comprehensive Plan Future Land Use Designation: No change	
Existing Land Use: Retail/Commercial	Proposed Land Use: No change
Proposed Square Footage (if applicable): Existing sign square footage - 607.58. Proposed sign square footage - 750.58.	Proposed Density (if applicable): NA

PETITIONER INFORMATION

Property Owner: Wal-Mart Stores East LP - Jeffery Bruce	Phone Number / Email Address: 479-273-4000 - Jeffrey.Bruce@walmart.com
Property Owner's Mailing Address: 2608 SE J Street, Bentonville, AR 72712	
Applicant (if not Owner): HFA-AE, LTD. - Christine Brooks	Phone Number / Email Address: 479-644-0760 Christine.Brooks@HFA-AE.com
Applicant's Mailing Address: 1705 S Walton Blvd, Suite 3, Bentonville, AR 72712	
Agent/Contact Person: Christine Brooks	Phone Number / Email Address: 479-644-0760 Christine.Brooks@HFA-AE.com
Agent's Mailing Address: 1705 S Walton Blvd, Suite 3, Bentonville, AR 72712	
Architect: HFA-AE, LTD - Bogue Ebbrecht	Engineer: NA
Planner: NA	Landscape Architect: NA

Statement of Ownership and Designation of Authorized Agent

(Please Print or Type)

Before me, the undersigned authority, personally appeared Coby Stauffer

Who, being by me first duly sworn, on oath deposed and says:

1. That he/she is the fee simple title owner of the property described in the attached Legal Description.
2. That he/she is requesting approval of a Major PUD Amendment for paint and signage in the City of Stuart, FL.
3. That he/she has appointed Christine Brooks to act as an authorized agent on his/her behalf to accomplish the above project.

Name of Owner: Walmart

Signature of Owner:
[Signature]
2608 SE J St,

Street Address
NA

P.O. Box
479-420-0917

Telephone Number

coby.stauffer@walmart.com

Email Address:

Coby Stauffer - Senior Design Manager

By: Name/Title
Bentonville, AR 72712

City, State, Zip Code
NA

City, State, Zip Code
NA

Fax Number

Arkansas

STATE OF ~~FLORIDA~~, COUNTY OF Benton

Sworn and subscribed before me by means of physical presence or online notarization, this

14th day of October, 2025 By Kristen Howard

Personally Known OR Produced Identification
Type of Identification Produced:

[Signature]
Notary Public

My Commission expires:
APR 16, 2032



Financial Responsibility Form

(Please Print or Type)

The Undersigned, as the Property Owner, Lessee, Contract Purchaser, or Applicant (circle one), acknowledges responsibility for all City expenses associated with the referenced application (s) including time spent by the City's consultants and further acknowledges that payment of consultant fees will be made prior to the receipt of the consultant comments.

Name: HFA-AE, LTD. - Christine Brooks
Title: Permit Manager
Company: HFA-AE, LTD.
Company Address: 1705 S Walton Blvd., Suite 3,

City/State/Zip Code: Bentonville, AR 72712
Telephone Number: 479-644-0760
Facsimile Number: NA
Email Address (optional): Christine.Brooks@HFA-AE.com

I hereby certify that all information contained herein is true and correct.

1. Signed this 10th day of July, 2025.

Christine Brooks

Digitally signed by Christine Brooks
DN: C=US, E=christine.brooks@hfa-ae.com, O=HFA-AE, OU=Permit Admin II,
CN=Christine Brooks
Date: 2025.07.10 08:16:58-04:00

Signature of Property Owner, Lessee, Contract Purchaser or Applicant (circle one)

Application Requirements

Fees:

- Major PUD Amendment - \$3,195.00; or
 - Minor PUD Amendment: \$2,130.00; or
 - PUD Agreement Amendment (text change only): \$1,065.00

(This does not include fees that may be charged as a result of application review by the City's consultants or any required recording fees)

A Major Planned Unit Development Amendment is one which shall include any one of the following;

- A change of two (2) percent or more in the area of any land use designations shown on the site plan;
- Any change in the list of proposed uses;
- An increase in residential density of five (5) percent or more;
- An increase in nonresidential Building square footage of ten (10) percent or more;
- A change in the boundary of the PUD district;
- A change in the site plan or approval regarding any area(s) set aside and designated for future development;
- Any other change determined by the City Development Director to have a potentially significant impact on City services or the surrounding neighborhood;
- An amendment of greater than twelve (12) months to an originally approved timetable of development. Such an amendment may only be approved upon good cause shown to the City Commission. Any contributions conditioned as part of the original PUD agreement shall be revisited upon application for timetable extension. A timetable extension greater than twelve (12) months will require a full concurrency review.

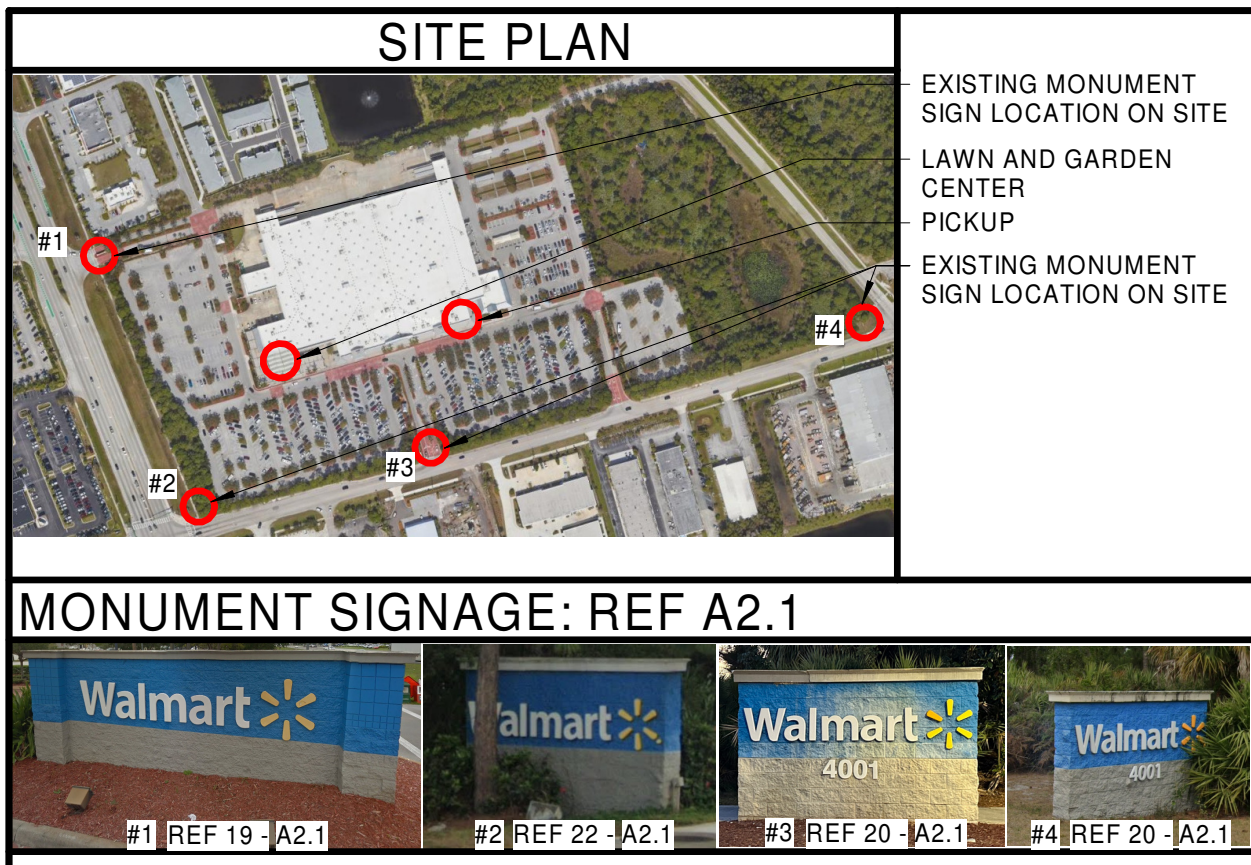
(A Minor Planned Unit Development Amendment is any amendment that is not a Major Amendment.)

Submittal Requirements: A completed application form, the payment of fees, a site plan, one (1) copy of all documents on a PDF formatted disc electronically signed and sealed, and any other information as may be required by the City Development Director in order to do a thorough review of the request. (Note: A concept plan may, at the discretion of the applicant, be submitted instead of a site plan if a site plan has not previously been approved. However, in doing so the applicant acknowledges that a site plan will need to be submitted for City Commission approval prior to making application for a development permit.) *(The data requirements for a site plan and a concept plan are available at the Development Department)*

Approving Authority: The Development Director is required to prepare a staff report and recommendation concerning this application. For a Major PUD amendment, the Local Planning Agency (LPA) is required to hold an advertised public hearing and formulate a recommendation to the City Commission. For both types of applications, the City Commission is required to hold an advertised public hearing after which it may approve, approve with conditions, or deny the application.

Justification: Written justification supporting the application and demonstrating how the application remains:
(a) consistent with the relevant components of the City of Stuart Comprehensive Plan including concurrency with adopted levels-of-service for utilities/facilities and compatibility with existing/planned uses; and
(b) complies with the relevant development standards of the City of Stuart Land Development Code.

(over)



DEMOLITION NOTES

- NOT USED
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
- COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

COLOR LEGEND

PAINT	COLOR NAME
P49E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P30E	BLACK
P49E	DARK GRAY
P140E	WHITE
P218E	TRUE BLUE

HATCH LEGEND

[Hatched Pattern]	EIFS AREA TO BE RESURFACED (REF SPECS)
[Dotted Pattern]	EIFS AREA EXISTING TO REMAIN

SHEET NOTES

- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS NOTED.
- REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
- RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA)
- NOT USED
- PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM
- IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO
- PAINT ANY ROOFTOP GAS PIPING [P5E]
 - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
 - DO NOT PAINT METER OR VALVES
- IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO
- WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
- PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE, REF SP SHEETS
- PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL. REMOVE PAINT OVERSPRAY FROM LENSES
- DO NOT PAINT LED WALL PACK HOUSINGS
- PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES (P36E)
- NOT USED
- DO NOT PAINT STONE VENEER, FACE BRICK, QUIK BAK, AGGREGATE PRECAST PANELS/TILT WALLS, UNPAINTED PRECAST CARBS, UNPAINTED WOOD, CLAY TILES, ANODIZED ALUMINUM, AND VINYL WRAPPED ELEMENTS.
- NOT USED
- PAINT JIB CRANE (P36E) ON JIB BOOM, (P5E) ON HANDRAILS
- PAINT SPRINKLER VALVES (P21E)
 - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL
- REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS



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ISSUE BLOCK

NO.	DESCRIPTION	DATE
1	PR#1	12/10/24
2	PR#2	01/22/25
3	PR#4	09/04/25

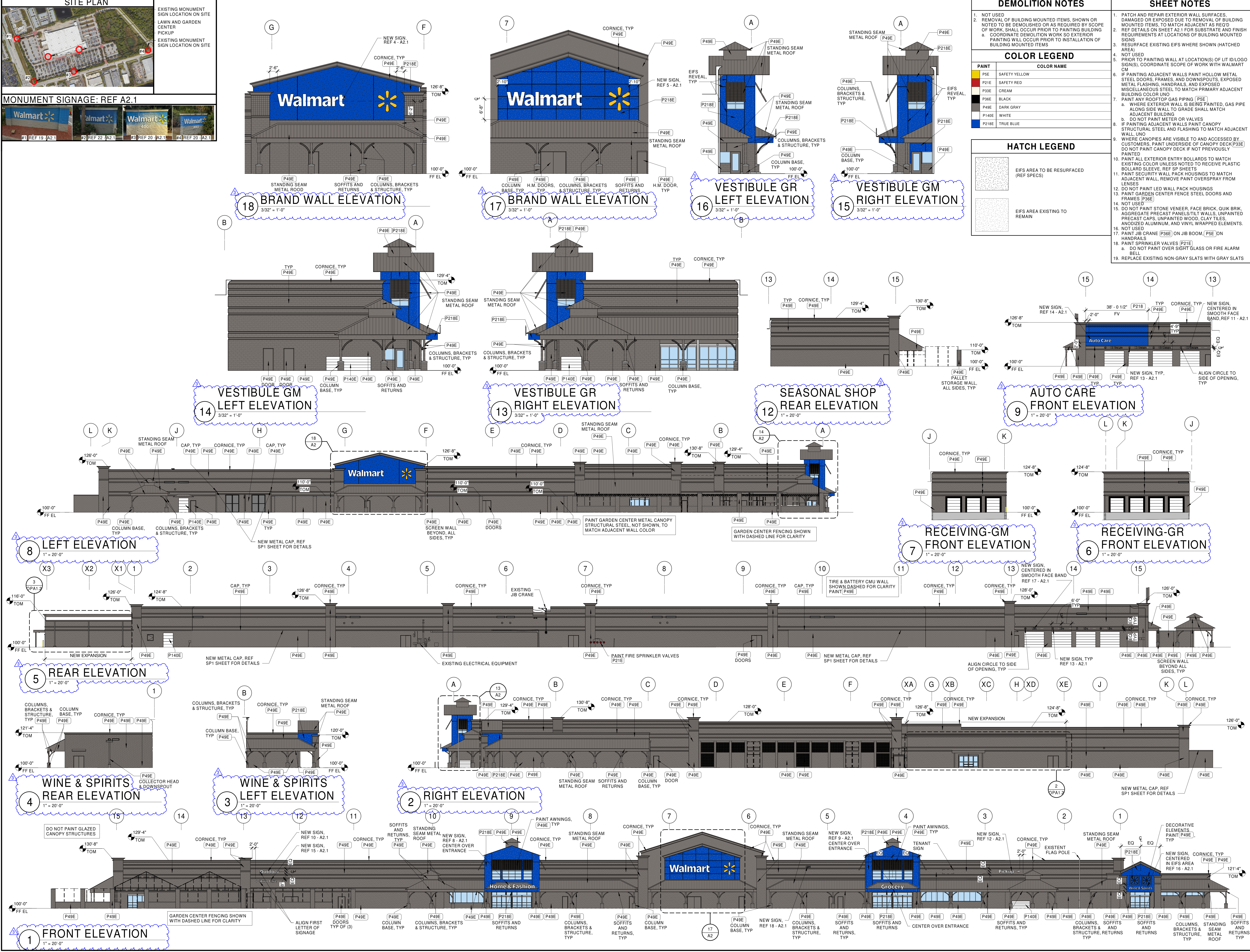
CHECKED BY: JM/SM
 DRAWN BY: JH
 DOCUMENT DATE: 08/15/24
 PROTO: 192
 PROTO CYCLE: 05/31/24



Bogue L. Ebrecht, Architect
 License AR98288
 HFA-AE, L.T.D.
 Qualifier Lic. AR98288

EXTERIOR ELEVATIONS

SHEET: **A2**



HFA-AE, L.T.D. 1705 S. WALTON BLVD., SUITE 3, BENTONVILLE, AR 72712
 BOGUE L. EBRECHT, ARCHITECT, LICENSE AR98288, STATE OF FLORIDA
 08/15/24 EXTERIOR ELEVATIONS

EXISTING SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / DEMO	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	TOTAL FONT / SHAPE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
SIDE SIGNAGE							
DEMO	Walmart	4'-6"	WHITE	YES	1		
DEMO	Spark	4'-6"	YELLOW	YES	1	198.38	198.38
DEMO	Auto Center	2'-0"	WHITE	NO	1	31.47	31.47
FRONT SIGNAGE							
DEMO	Walmart	1'-6"	WHITE	NO	1	35.13	35.13
DEMO	Home & Pharmacy	1'-6"	WHITE	NO	1	14.48	14.48
DEMO	Grocery	1'-6"	WHITE	NO	1	41.02	41.02
DEMO	Lawn & Garden	2'-0"	WHITE	NO	1	66.68	66.68
DEMO	Pickup	2'-6"	YELLOW	YES	1		
DEMO	Spark	2'-6"	YELLOW	YES	1		
AUTO CARE							
DEMO	Tire	1'-0"	WHITE	NO	4	3.13	12.52
DEMO	Lube	1'-0"	WHITE	NO	4	2.38	9.52
TOTAL BUILDING SIGNAGE							
						607.58	17

NEW SIGNAGE SCHEDULE							
NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.							
ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG AREA (SF)	TOTAL RECTANG AREA (SF)
SIDE							
NEW	Walmart	4'-0"	WHITE	YES	1	88.94	88.94
NEW	Spark	6'-10"	YELLOW	YES	1	42.10	42.10
FRONT							
NEW	Walmart	4'-6"	WHITE	YES	1	112.57	112.57
NEW	Spark	7'-9"	YELLOW	YES	1	53.28	53.28
NEW	Grocery	2'-6"	WHITE	NO	1	42.95	42.95
NEW	Home & Fashion	2'-6"	WHITE	NO	1	73.60	73.60
NEW	Pickup ->	2'-0"	WHITE	YES	1	32.86	32.86
NEW	Wine & Spirits	1'-6"	WHITE	NO	1	27.39	27.39
NEW	Address Numbers	1'-0"	WHITE	NO	1	0.00	0.00
NEW	Outdoor	2'-0"	WHITE	NO	1	24.96	24.96
NEW	<Auto Care	1'-6"	WHITE	NO	1	20.01	20.01
AUTO CARE							
NEW	Auto Care	2'-0"	WHITE	NO	1	28.16	28.16
NEW	Oil Change	1'-0"	WHITE	NO	4	9.51	38.04
NEW	Tire	1'-0"	WHITE	NO	4	2.89	11.56
NEW	Numerals	1'-3"	WHITE	NO	8	1.56	90.24
TOTAL BUILDING SIGNAGE							
						28	608.90

- ### SIGNAGE GENERAL NOTES
- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR
 - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON BUILDING UNTIL GC SIGN COMPANY IS ON SITE
 - EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
 - BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
 - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF, 5' x 25'
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK OF CONSTRUCTION SCHEDULE
 - GC RESPONSIBILITIES
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
 - IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
 - NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REF SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "Spark" SIGNAGE
 - EXISTING (8) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REF ELEC
 - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILING IF REQ'D BY RELOCATION OF EXISTING TENANT SIGNAGE
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REF ELEC
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
 - REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
 - MAKE REQ'D EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS



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ISSUE BLOCK	
1	PR#4
	09/04/25

CHECKED BY: JM/SM
 DRAWN BY: JH
 DOCUMENT DATE: 08/15/24
 PROTO: 192
 PROTO CYCLE: 05/31/24

REGISTERED ARCHITECT
 BOGUE L. EBRECHT
 LICENSE #AR06288
 HFA-AE, L.T.D.
 QUALIFIER LIC. #AR06288

This item has been digitally signed and sealed by BOGUE L. EBRECHT on the date indicated to the left. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

EXTERIOR SIGNAGE

SHEET: A2.1

22 MONUMENT SIGN #2
1/4" = 1'-0"

20 MONUMENT SIGN #3 & #4
1/4" = 1'-0"

19 MONUMENT SIGN #1
3/16" = 1'-0"

18 SIGNAGE
1/4" = 1'-0"

17 1'-0" TIRE SIGN
1/4" = 1'-0"

16 1'-6" WINE & SPIRITS SIGN
1/4" = 1'-0"

21 PICKUP BANNER AT EXISTING LIGHT POLE
3/16" = 1'-0"

15 1'-6" AUTO CARE SIGN (LEFT ARROW)
1/4" = 1'-0"

14 2'-0" AUTO CARE SIGN
1/4" = 1'-0"

13 NUMERALS SIGN
1/2" = 1'-0"

12 2'-0" PICKUP (RIGHT ARROW)
1/4" = 1'-0"

11 1'-0" OIL CHANGE SIGN
1/4" = 1'-0"

10 2'-0" OUTDOOR SIGN
1/4" = 1'-0"

9 2'-6" GROCERY
1/4" = 1'-0"

8 2'-6" HOME & FASHION
1/4" = 1'-0"

7 SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

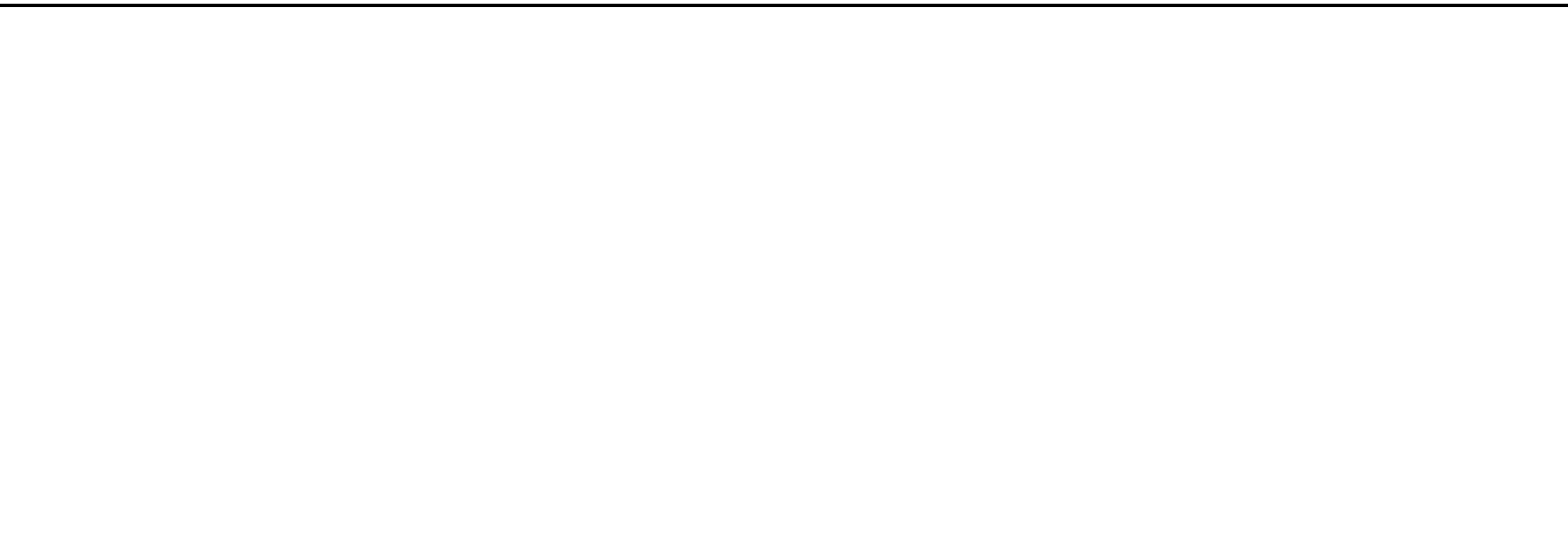
5 4'-6" WALMART SIGN
1/4" = 1'-0"

4 4'-0" WALMART SIGN
1/4" = 1'-0"

3 SIGN ATTACHMENT AT EIFS AND METAL STUD WALL
1 1/2" = 1'-0"

2 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"

6 SIGN ATTACHMENT
1 1/2" = 1'-0"



EXISTING SIGNAGE SCHEDULE:
 1. REVISED GRAPHIC OF SCHEDULE IN ITS ENTIRETY

NEW SIGNAGE SCHEDULE:
 1. REVISED GRAPHICS OF SCHEDULE IN ITS ENTIRETY
 2. REVISED SIDE SIGNS TOTAL SQ FT
 3. REVISED FRONT SIGNS TOTAL SQ FT
 4. REVISED AUTO CARE SIGNS TOTAL SQ FT
 5. REVISED GRAND TOTAL SIGNS SQ FT

NOTE TO SIGN INSTALLER:
 A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
 B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
 C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES

NOTE:
 ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

PRIOR TO PERFORMING THIS WORK, VERIFY EXISTING SUBSTRATE MATERIAL. IF EXISTING SUBSTRATE IS CMU OR PLYWOOD (5/8" OR THICKER), SUBSTRATE REPLACEMENT IS NOT REQ'D

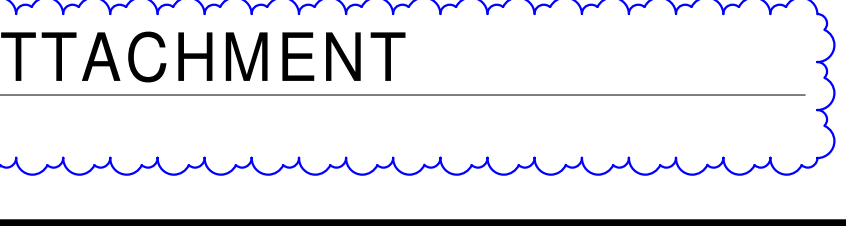
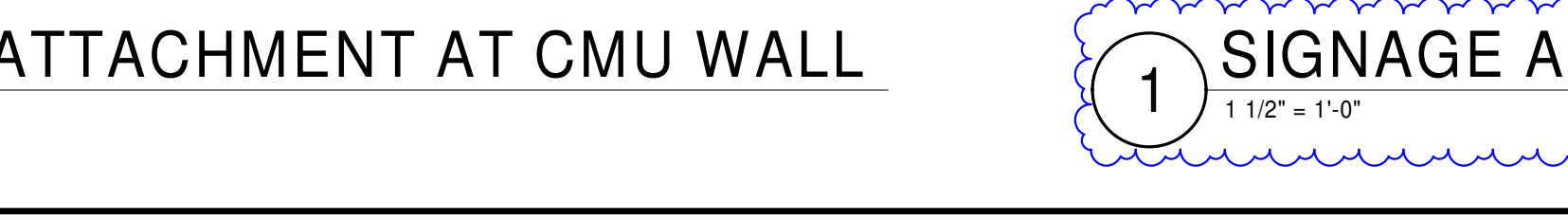
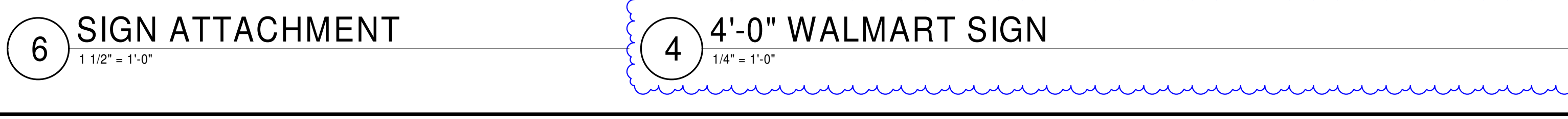
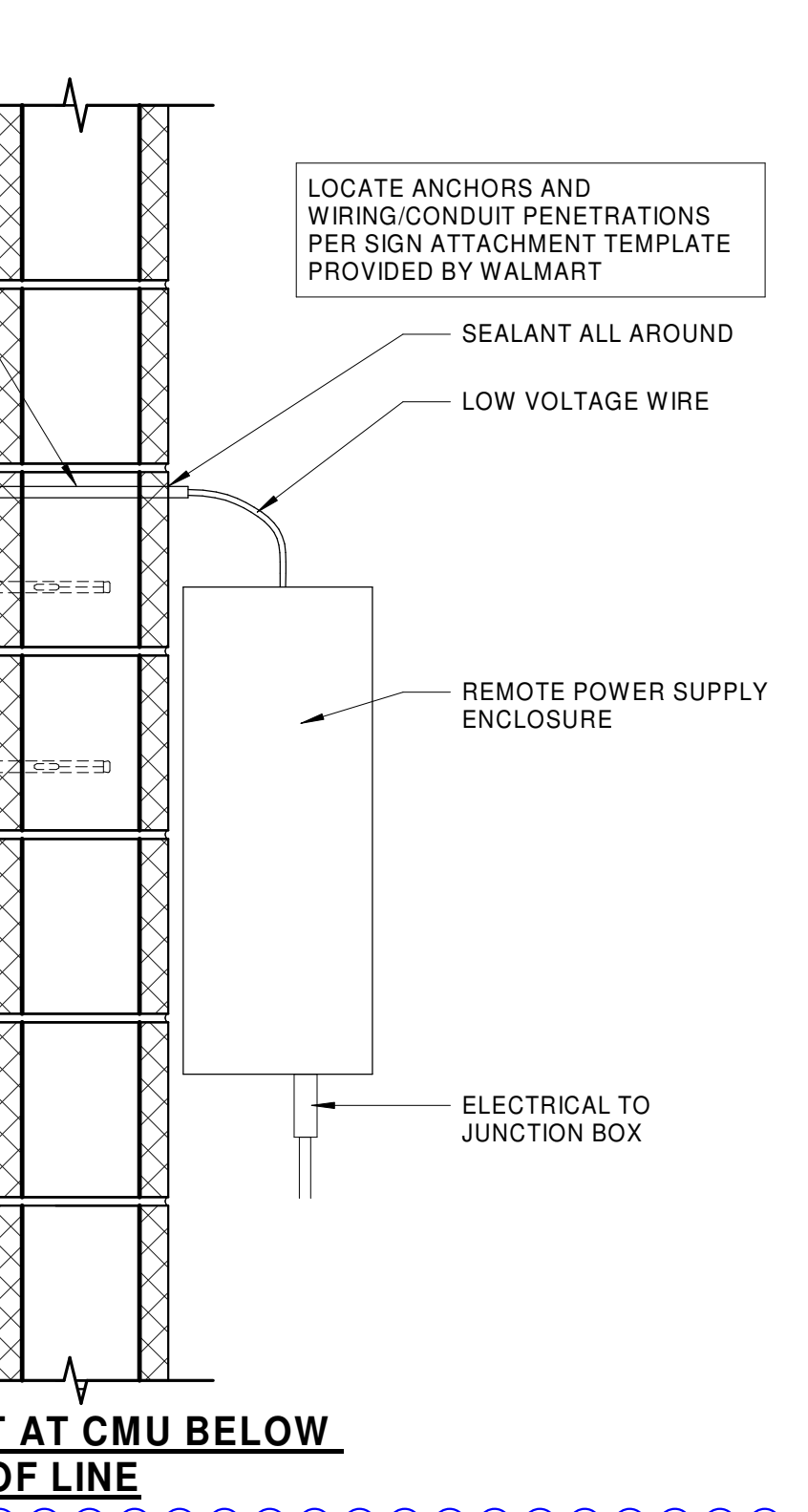
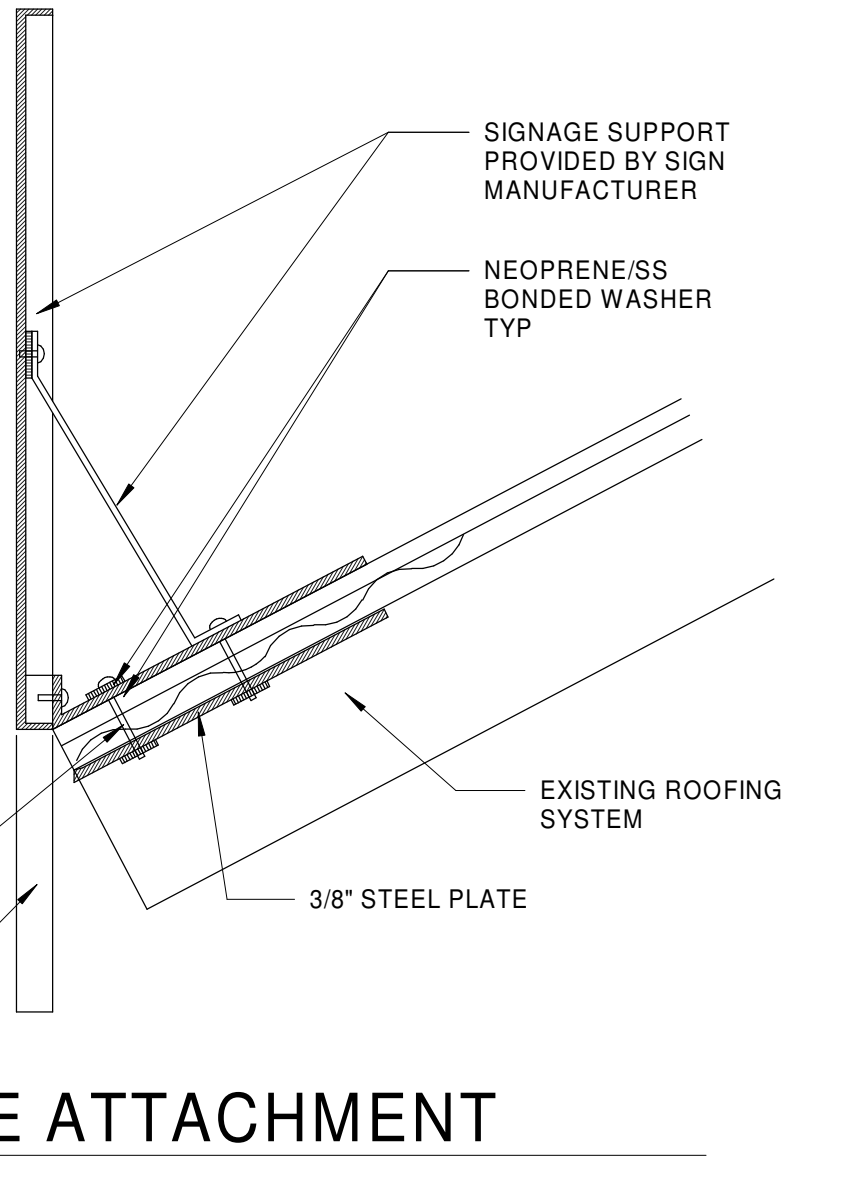
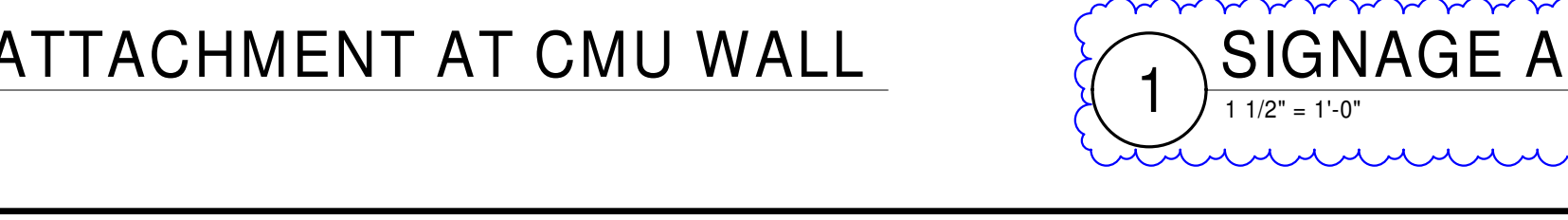
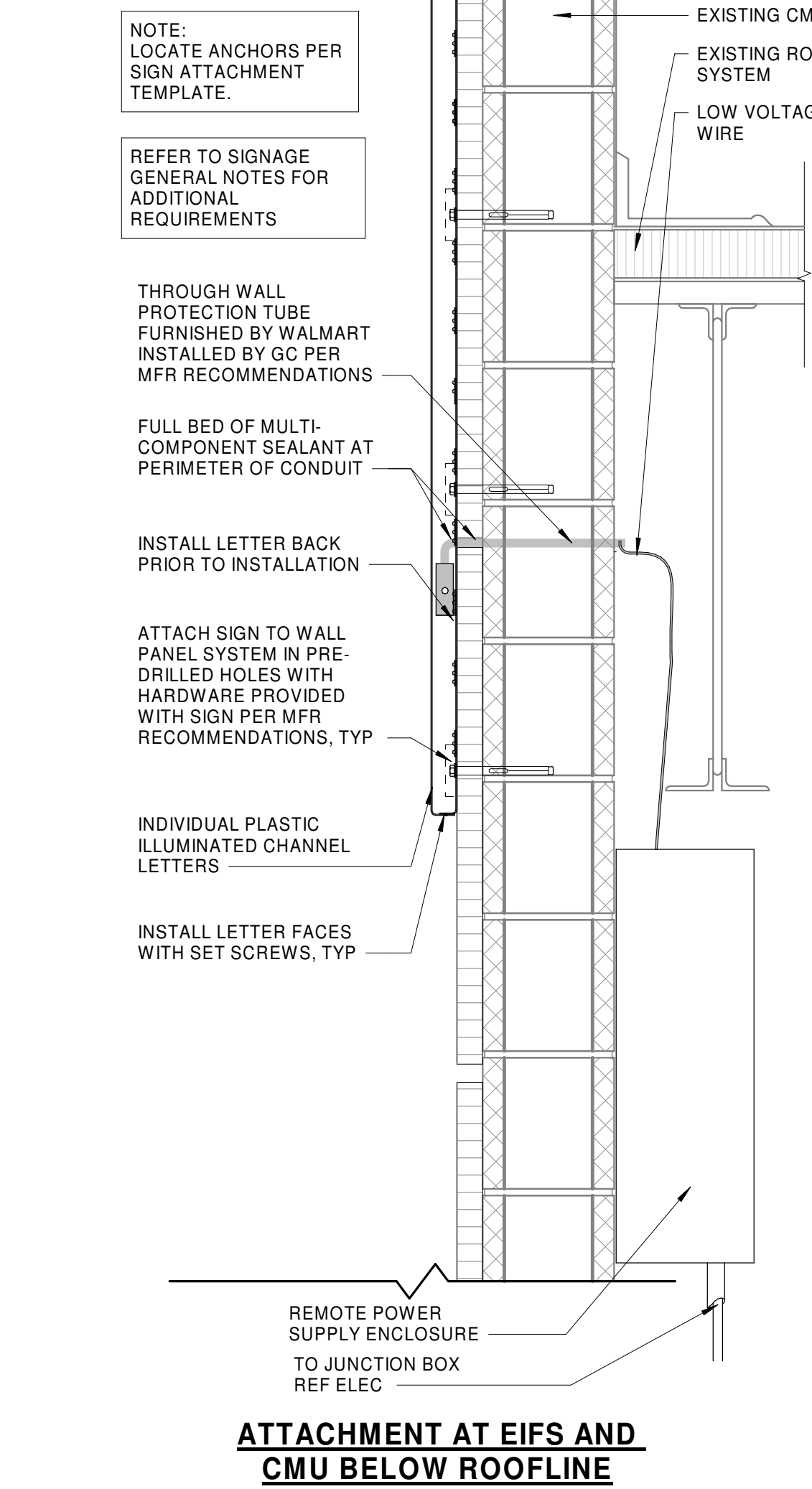
MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

PLASTIC MOUNT FOR ALL-THREAD STUD, TYP
 INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS, TYP
 1/4" SPACER BETWEEN FACE OF BUILDING MOUNTS PRIOR TO SIGN INSTALLATION
 3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, TYP

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS. EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART
 PLASTIC MOUNT FOR ALL-THREAD STUD BY WALMART
 INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION
 3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT, COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT

"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS. EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



**CITY OF STUART, FLORIDA
AGENDA ITEM REQUEST
City Commission**

Meeting Date: 4/13/2026

Prepared by: Jodi Nentwick

Title of Item:

CENTRAL PARKWAY BLINKING LIGHT

Summary Explanation/Background Information on Agenda Request:

At the March 9th City Commission meeting, during public comments, a resident expressed concern regarding the recent installation of a blinking (flashing) light along Central Parkway, located near the new onsite street parking for the Sailfish Cay Residential Development.

Commissioner Reed directed staff to bring the matter back for further discussion.

Funding Source:

N/A

Recommended Action:

Staff Presentation

ATTACHMENTS:

1. 03092026 - CCM - Minutes

**MINUTES
REGULAR MEETING OF THE STUART CITY COMMISSION
MARCH 9, 2026
AT 4:00 PM
COMMISSION CHAMBERS
121 SW FLAGLER AVE.
STUART, FLORIDA 34994**

CITY COMMISSION

**Mayor Christopher Collins
Vice Mayor Sean Reed
Commissioner Eula R. Clarke
Commissioner Laura Giobbi
Commissioner Campbell Rich**

ADMINISTRATIVE

**Interim City Manager, Roz Johnson Strong
City Attorney, Lee J. Baggett
City Clerk, Mary R. Kindel**

ROLL CALL

4:00 PM

PRESENT: Mayor Collins, Vice Mayor Reed, Commissioner Clarke, Commissioner Giobbi, and Commissioner Rich

INVOCATION

Chaplain Edward Skiba, Stuart Police Department, gave the Invocation.

PLEDGE OF ALLEGIANCE

1. ARTS MOMENT - STUDENT DANCE PERFORMANCE

Layla Ford sang "My Worship".

PROCLAMATIONS

2. LYRIC THEATRE CENTENNIAL CELEBRATION - MARCH 15, 2026

Kia Fontaine, President and CEO of the Lyric Theatre, accepted the Proclamation and briefly shared the purpose and accomplishments over the decades of the historic theatre.

3. IRISH AMERICAN HERITAGE MONTH - MARCH

Not present; Proclamation will be sent to the requestor.

PRESENTATIONS

4. SERVICE AWARDS - MARCH 2026

Ryanne Powers-Cavo	City Attorney's Office	10 years
Michelle Arbuzow	Development Department	10 years

5. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MONTEREY ROAD AT FEC RAILROAD CROSSING GRADE SEPARATION PROJECT

Robert Lopez and Tonya Kristoff-Powder of Florida Department of Transportation presented; announced upcoming virtual and in-person public meetings scheduled for this week.

The Commissioners participated in a discussion with FDOT representatives.

COMMENTS BY CITY COMMISSIONERS

Commissioner Giobbi

- Commented on the interviews for the City Manager position and thanked staff for their organization.
- Thanked Jim Chrulski, Community Services Director, for his legislative update.

Commissioner Clarke

- Thanked staff for the coordination of the City Manager interviews.
- Noted that the Commission are not to approve the City Manager Screening Committee Minutes, Item #6.
- Commented on the land use change approval process and the ex-parte requirements.
- Expressed appreciation to Jim Chrulski and the Community Services Department for their monthly event calendar.

Vice-Mayor Reed

- Commented on traffic concerns and felt funds should be spent on improvements.
- Requested an update pertaining to Business Flare and Innovation Hub pertaining to property at Commerce Avenue and Indian Street.

Mayor Collins

- Commented on an email received from resident and board member, Bonnie Moser, asked for her patience while it is considered for a future agenda and until new City Manager is in place.
- Commented on resident Derrick Peterson's email pertaining to speeding on 5th Street; provided Police Chief with a traffic study for his review.
- Would like the Sailfish ballfields to go to referendum for any future proposed development; commented on long-range plans and its proximity to the Brightline Station. Gained majority consensus for the City Attorney to add it to a future agenda.

- Announced his upcoming Town Hall.

COMMENTS BY CITY MANAGER

Interim City Manager Johnson Strong

- Reported on "What's Good?" in the City and announced the promotions of Mechelle Arbuzow, Development Department to Planner II, and Paul Sandstrom in Tech Services to Information Technology Infrastructure Manager. Also reported that Police Officer Andreas Sudhoff is working with a German television show for police business as he served as a police officer in Munich, Germany.
- Reported on the hiring of a Finance Director and Senior Accountant.
- Provided City highlights: various successful events within the City such as the Sailfish Sprint, Treasure Coast Marathon, and Kiwanis Pancake Breakfast.
- Announced the upcoming Grand Opening of the Memorial Park Amphitheater on March 14th at 10:30 a.m.

APPROVAL OF AGENDA

5:16 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMENTS FROM THE PUBLIC (Non-Agenda Related) (3 Minutes Max.)

1. William Rudge - Stuart; Requested a third party investigation into criminal allegations, submitted his written comments for the record.
2. Derrick Peterson - Stuart; Commented on concerns and request for assistance pertaining to speeding in his neighborhood, particularly on SW California Ave., 5th Street, SW 6th Street and Akron Avenue.
3. Louis Boglioli - Stuart; Provided a timeline of occurrences as the Interim City Manager and commented on the tensions with the Commission after his decline of requests that conflicted with policy or ethics.
4. **Barbara Grass - Stuart; Commented on Central Parkway and roadside parking (Vice Mayor Reed asked for D&D on the flashing lights at next CCM.)**
5. Merritt Matheson - Stuart; Commented on the lack of Robert's Rules of Order; provided clarification on Central Parkway for the record, addressed the ballfields and referendums, and feels it is a noble cause but cautioned not to be rushed.

APPROVAL OF CONSENT CALENDAR

6. ACCEPTANCE OF 2/13/2026 SCREENING COMMITTEE MINUTES.
APPROVAL OF 2/13/2026 SCM MINUTES AND 2/23/2026 CCM MINUTES (RC)

END OF CONSENT CALENDAR

5:43 PM MOTION: Approval of 2/13/2026 SCM Minutes and 2/23/2026 CCM Minutes.

MOVED BY: Eula Clarke

SECONDED BY: Laura Giobbi

Motion approved unanimously.

COMMISSION ACTION

7. SELECT CITY MANAGER FINALIST AND AUTHORIZE CITY ATTORNEY TO NEGOTIATE EMPLOYMENT AGREEMENT (RC):

RESOLUTION No. 17-2026; A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, SELECTING A CANDIDATE AND AN ALTERNATE FOR THE POSITION OF CITY MANAGER, AUTHORIZING THE INTERIM CITY MANAGER TO EXTEND THE OFFER OF EMPLOYMENT, AND AUTHORIZING THE CITY ATTORNEY TO ENGAGE IN EMPLOYMENT AGREEMENT NEGOTIATIONS WITH THE FINALIST; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Mayor Collins requested they refrain from an immediate motion and engage in a discussion first, requesting each Commissioner review their top choices. Commissioners identified some of the qualities they were looking for and found in the candidates.

6:18 PM MOTION: Approve Michael Giardino to be number one, and then Glen Adams to be number two.

MOVED BY: Sean Reed

SECONDED BY: Laura Giobbi

VOTE: Motion Passed 3/2. 6:22 PM

YES: Eula Clarke, Christopher Collins, Sean Reed

NO: Campbell Rich, Laura Giobbi

ORDINANCE SECOND READING

8. 400 S.E. OSCEOLA STREET REZONE TO COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2549-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, REZONING A +/-0.45 ACRE PARCEL LOCATED AT 400 S.E. OSCEOLA STREET WITHIN THE COMMUNITY REDEVELOPMENT AREA SPECIAL DISTRICT, FOR PROPERTY LEGALLY DESCRIBED AS LOTS 23, 24 AND 25, BLOCK 1, STYPMANN'S SUBDIVISION, FROM R-3 – RESIDENTIAL MULTI-FAMILY/OFFICE ZONING DESIGNATION TO COMMERCIAL PLANNED UNIT DEVELOPMENT DESIGNATION AND ADDING BARBERSHOP, BEAUTY SALONS, AND SPECIALTY SALONS AS ALLOWABLE USES; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Lee Baggett, City Attorney, swore in two (2) people: Jodi Kugler, Development Director, and Michael Benedetti, Owner and Applicant.

Commissioners stated their ex-parte communications and Development Director Kugler

presented the current zoning, the proposal to allow beauty salons.

Michael Benedetti read comments by Barber Salon owner, Xavier Underwood.

6:34 PM MOTION: Approve.

MOVED BY: Eula Clarke

SECONDED BY: Campbell Rich

VOTE: Motion Passed 4/1.

YES: Eula Clarke, Campbell Rich, Laura Giobbi, Sean Reed

ABSTAIN: Christopher Collins (Form 8B filed on February 26, 2026)

9. AVONLEA COMMERCIAL CORNERS EAST MAJOR AMENDMENT TO THE NEW AVONLEA PUD FOR PARCEL D (LOT 11) (CPUD) (QUASI-JUDICIAL) (RC):

ORDINANCE No. 2550-2026; AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF STUART, FLORIDA, PROVIDING FOR THE THIRD AMENDMENT OF THE "NEW AVONLEA PLANNED UNIT DEVELOPMENT" CONSISTING OF 12.40 ACRES ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, 16.24 ACRES ZONED COMMERCIAL PLANNED UNIT DEVELOPMENT, AND 20.4 ACRES OF WETLAND/UPLAND PRESERVE ZONED RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING GENERALLY LOCATED BETWEEN NE DIXIE HIGHWAY TO THE SOUTH, LAND ON BOTH SIDES OF GREEN RIVER PARKWAY ON THE WEST, LAND ON BOTH SIDES OF CARDINAL AVENUE ON THE EAST AND THE CITY BOUNDARY TO THE NORTH, FOR PROPERTY LEGALLY DESCRIBED BY EXHIBIT "A" ATTACHED; PROVIDING FOR A MAJOR AMENDMENT TO THE COMMERCIAL PLANNED UNIT DEVELOPMENT TO PROVIDE FOR THE APPROVAL OF THE MASTER PARCEL SITE PLAN FOR THE AVONLEA COMMERCIAL EAST PARCEL D (LOT 11) TO BE IDENTIFIED AS AVONLEA COMMERCIAL CORNERS EAST; PROVIDING FOR REVISED AND NEW DEVELOPMENT CONDITIONS OF APPROVAL FOR PARCEL D (LOT 11); PROVIDING FOR AMENDED AND NEW TIMETABLES FOR DEVELOPMENT; DECLARING THE PLAN TO BE CONSISTENT WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR DIRECTIONS TO THE CITY CLERK; PROVIDING FOR REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.

City Attorney Baggett swore in four (4) people; Jodi Kugler, City Development Department, Nik Schroth, Applicant, George Missimer of Cotleur & Hearing, Arnaud Roux, Environmental Consultant and Heath Stocton, Elkhorn Engineering.

Commissioners stated their ex-parte communications.

Jodi Kugler presented the project and George Missimer, Cotleur & Hearing, provided a few points to add to the presentation from First Reading. All sworn members participated in the discussion with the Commission.

PUBLIC COMMENT:

1. Raj Patel - Palm City; Commented in favor of the project and recommended

leaving drainage issues up to the experts.

7:24 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

***** 7:25 PM RECESS *****

***** 7:39 PM RECONVENE *****

ORDINANCE FIRST READING

DISCUSSION AND DELIBERATION

10. BACKGROUND INFORMATION AND SUGGESTIONS REGARDING HALF CENT SALES TAX

Ruth Holmes, Environmental Attorney, presented on evaluation criteria supporting priorities, a standard process for approval, an evaluation committee, and the process after Commission review and approval.

Commissioner discussion included: an evaluation committee, a trailhead on Baker Road leading into the Haney Creek conservation area, based on an earlier plan created by engineer Tim Volker during the ARPA funding period, (concept: a simple/natural trailhead similar to the one near Veterans Memorial Park and reuse existing estimates and plans), a two-acre parcel on US-1: previously approved by referendum for commercial use to fund park maintenance and the City convert it to conservation land.

Nancy Turrell, Arts Council, commented on the current plan and actions of the various art boards.

Consensus for staff to bring back information on the following funding options for their prioritization:

- Trailhead off Baker Road (Haney Creek)
- Parcel 10
- List of properties with wetlands already
- Stormwater Project and Needs
- North of Poppleton Creek
- Old High School Property (firm legal opinion of eligibility and restrictions)
- List of existing property, including pocket parks, opportunities to expand and improve


ADDENDUM


Environmental Attorney Holmes sought approval to send a formal comment letter to express concerns about water quality and operational impacts of the C-44 reservoir plan.

9:01 PM MOTION: Approve.
MOVED BY: Eula Clarke
SECONDED BY: Laura Giobbi
Motion approved unanimously.

ADJOURNMENT

9:04 PM


Mary R. Kindel, City Clerk


Christopher Collins, Mayor

Minutes to be approved at the Regular Commission Meeting this 23rd day of March, 2026.

